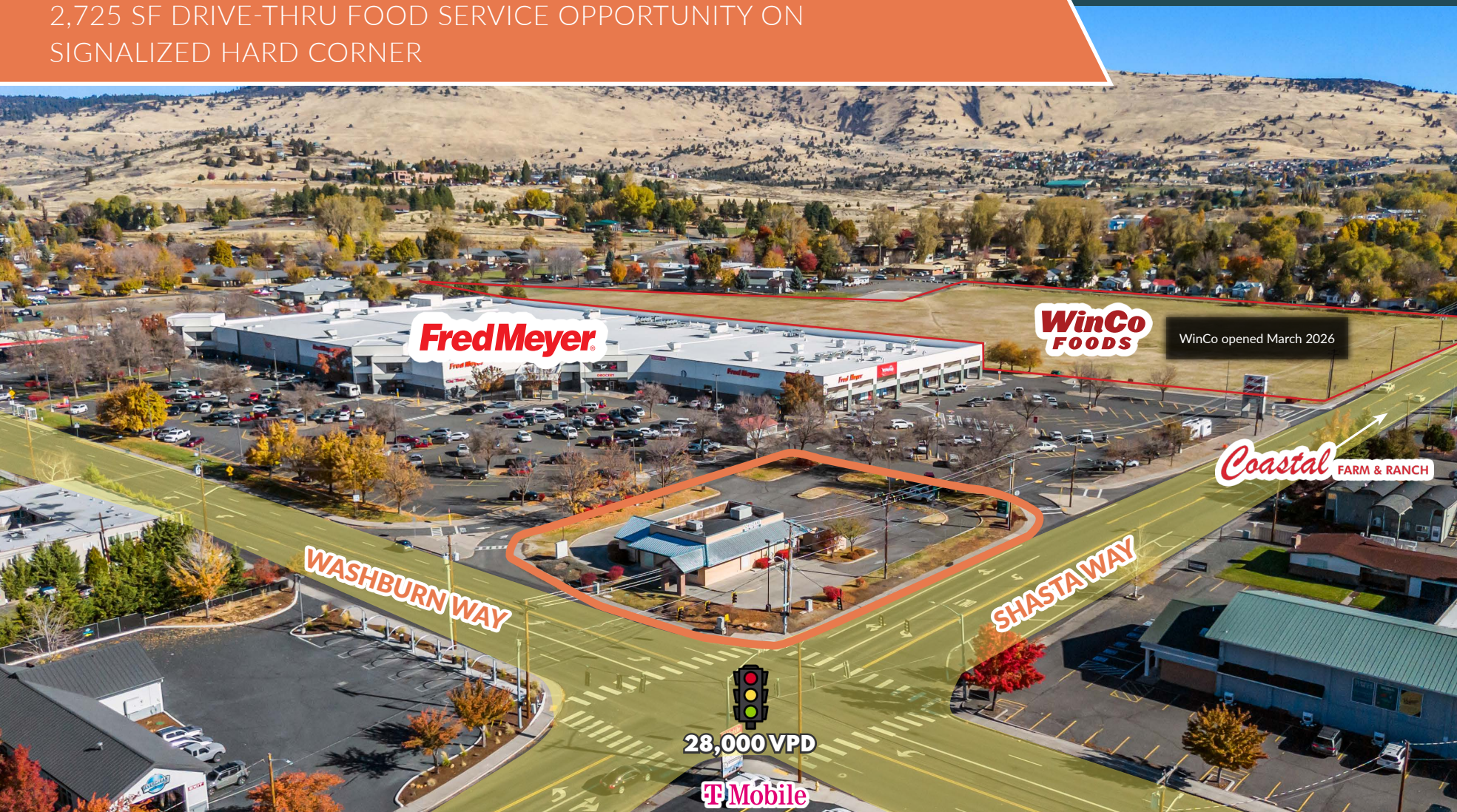


FOR LEASE - FRED MEYER OUTPARCEL WITH DRIVE-THRU

2,725 SF DRIVE-THRU FOOD SERVICE OPPORTUNITY ON
SIGNALIZED HARD CORNER

1613 WASHBURN WAY
KLAMATH FALLS, OR



The
Carrington
Company

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PROPERTY SUMMARY

The Carrington Company is pleased to present for lease the freestanding outparcel with drive-thru to Fred Meyers in Klamath Falls. This site is strategically located at the signalized intersection of Shasta Way and Washburn Way and is anchored by Fred Meyer the dominant retailer in Klamath Falls. With daily traffic county of +28,000 and over 340' of frontage this property offers prominence not found elsewhere in the Klamath Falls market. Beyond retail synergy surrounding this opportunity 1613 Washburn Way is conveniently located just a short drive from all amenities Klamath Falls has to offer.

AVAILABILITY

- 2,725 Square Feet w/ Drive-Thru

LOCATION FEATURES

- Prominent hard corner positioning on the signalized intersection of Shasta Way and Washburn Way with daily traffic counts in excess of 28,000 VPD
- Free Standing Fred Meyer Outparcel with existing Drive-Thru
- WinCo Foods opened their new +80,000 square foot store neighboring Fred Meyer on March 2, 2026
- 0.73 Acres with a combined frontage of +/- 340 feet
- Dedicated monument signage
- Originally a build-to-suit for a nationally branded food service operator. All utilities and infrastructure are in place to again support a drive-thru food service use.

RETAIL SYNERGY

- 1613 Washburn Way is surrounded by a vibrant mix of national retailers such as Fred Meyer, WinCo Foods, Coastal Farm & Ranch, Chipotle, Starbucks, Ross, T.J. Maxx, Sportsman's Warehouse, Bi-Mart, and a soon-to-be-built Surf Thru Express Car Wash.
- Klamath Falls is the retail hub of Klamath County and beyond offering the only retail/shopping for over an hour an a half drive time and serving a captive audience of +90,000 people.



PROPERTY AERIAL

The Carrington Company



Michael's

PETSMART

SPORTSMAN'S
WAREHOUSE

Coastal FARM & RANCH

SHASTA WAY

Fred Meyer

BR
BASKIN-ROBBINS



28,000 VPD

WASHBURN WAY

IMMEDIATE VICINITY AERIAL



WASHBURN WAY 16,000 VPD

PRIME SITE

- 0.73 Acres
- Freestanding hardcorner outparcel with Drive-Thru
- Anchored by Fred Meyer (Kroger brand) and newly built WinCo Foods

Fred Meyer

**WinCo
FOODS**

WinCo recently opened their brand new +80,000 square foot store in March 2026.

SHASTA WAY

T-Mobile 28,000 VPD

jiffy lube

**Coastal
FARM & RANCH**

RETAIL / AMENITIES MAP





CITY PROFILE

Located in the south central region of Oregon and bordering northern California, **Klamath Falls** sits on the southern shore of the Upper Klamath Lake, nestled in the Klamath Basin on the eastern slopes of the Cascade Mountains. Klamath Falls enjoys nearly 300 days of sunshine each year. The City of Klamath Falls has an urban population of approximately 42,000.

NATURE & CULTURE

Steeped in history, the area offers an outstanding array of natural and cultural wonders. Just sixty miles south of Crater Lake, and seventy miles north of Mt. Shasta, south central Oregon is unsurpassed for beauty and diversity of activities. Klamath Falls offers a variety of outdoor recreation such as cross country skiing, golfing, fishing, hunting and canoeing. It is known for its splendid bird watching and is the home of the highest concentrations of bald eagles in the Pacific Northwest. It also offers a plethora of arts and culture with numerous antique

shops and museums along with plays and musicals. Visitors can ride the downtown Trolley or follow the Old Town Historic Walking Tour.

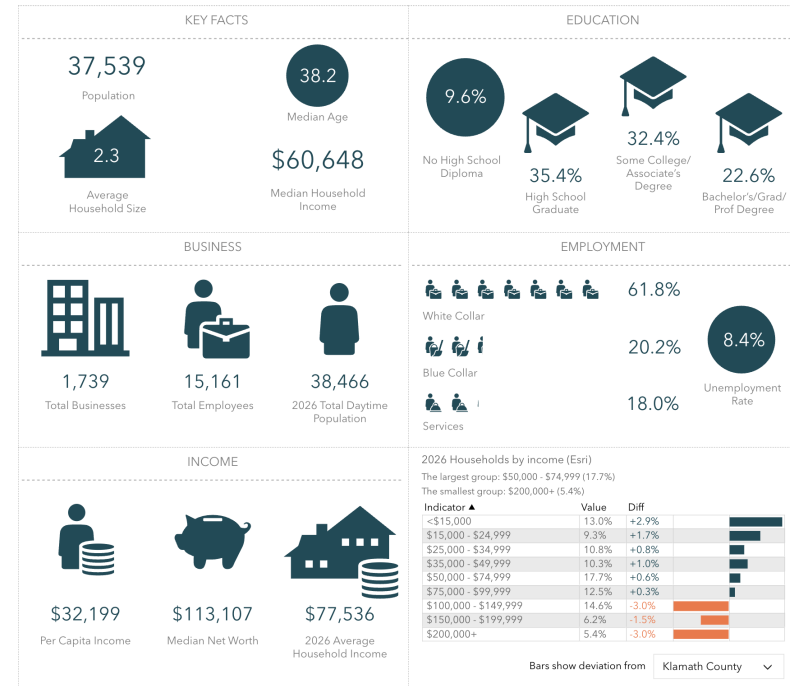
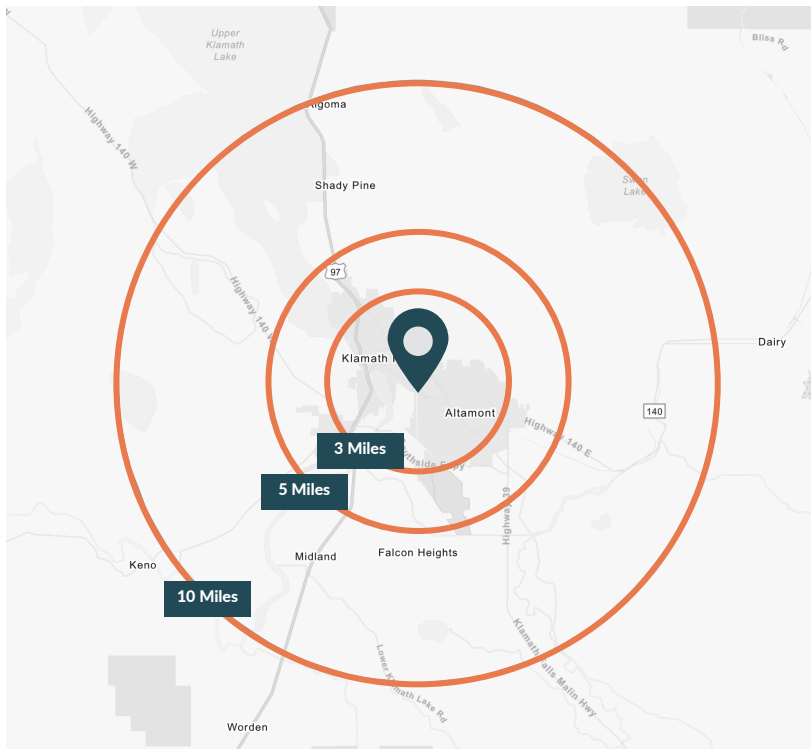
ECONOMIC (AND SONIC) BOOM

Klamath Falls has experienced a new boom in the past few years with several large housing developments being built and many new businesses locating in the area. Major local employers include:

- Air National Guard
- Collins Products
- Jeld Wen
- Oregon Institute of Technology - 5,020 Students, 350 Faculty
- Sky Lakes Medical Center - 176 beds
- Klamath County Schools District - 5,300 Students & 280 Faculty

The Carrington Company

2026 SUMMARY	3 Miles	5 Miles	10 Miles
Population	37,539	47,985	54,004
Households	15,872	19,657	22,190
Families	9,047	11,636	13,400
Average Household Size	2.31	2.38	2.38
Owner Occupied Housing Units	8,850	11,793	13,907
Renter Occupied Housing Units	7,022	7,864	8,283
Median Age	38.2	38.9	39.9
Median Household Income	\$60,648	\$65,411	\$67,792
Average Household Income	\$77,536	\$86,932	\$90,886



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

2031 SUMMARY	3 Mile	5 Miles	10 Miles
Population	37,863	48,471	54,549
Households	16,098	19,956	22,526
Families	9,119	11,747	13,529
Average Household Size	2.30	2.37	2.37
Owner Occupied Housing Units	9,112	12,139	14,296
Renter Occupied Housing Units	6,986	7,817	8,230
Median Age	39.6	40.2	41.2
Median Household Income	\$65,958	\$72,283	\$75,194
Average Household Income	\$86,633	\$97,676	\$101,870



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